

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

---

**SUPPLEMENTARY LISTING RECORD**

**NRIS Reference Number: 00001362**

**Date Listed: 12/01/00**

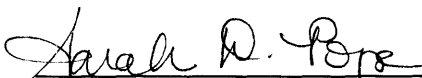
**Property Name: El Montevideo Neighborhood Residential Historic District (Boundary Increase)**

**County: Pima**

**State: AZ**

**Multiple Name: N/A**

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
**Signature of the Keeper**

12/01/00  
**Date of Action**

=====

**Amended Items in Nomination:**

This boundary increase adds some buildings that were located in the original boundaries, but were not yet 50 years of age, and also expands the original boundaries to include 36 additional contributing buildings, constructed between 1946 and 1950. The original nomination and this boundary increase counted minor sheds and/or garages as individual resources in addition to their associated residences. A house and its minor outbuildings such as a shed and/or garage should be counted as one resource. An amendment is made to change the total resource count for the original boundary and boundary increase to **68 contributing buildings and 35 non-contributing buildings**.

The "El Montevideo Neighborhood Residential Historic District Amended Year 2000 Inventory List--Contributors and Non-Contributors" provided in this boundary increase replaces and updates the inventory list in the original nomination. It should be noted that this updated list only provides the 68 contributing buildings and 35 non-contributing buildings, not the minor outbuildings.

This information was confirmed with Christine Wahlstrom of the AZ SHPO.

-----

**DISTRIBUTION:**

**National Register property file**

**Nominating Authority (without nomination attachment)**

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property El Montevideo Neighborhood Residential Historic District (Amendment and Boundary Increase)

historic name El Montevideo Neighborhood

other names/site number N/A

2. Location

street & number 3700, 3800 blocks b. Broadway & 5th not for publication ☐  
city or town Tucson vicinity             
state Arizona code AZ county Pima code 019 zip code 05716

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ( ☐ See continuation sheet for additional comments.)

James W. Granville ARSHPD 10 OCTOBER 2000  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ( ☐ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

=====

**4. National Park Service Certification**

=====

I, hereby certify that this property is:

- ☒ entered in the National Register \_\_\_\_\_  
☒ See continuation sheet.  
☐ determined eligible for the \_\_\_\_\_  
National Register  
☐ See continuation sheet.  
☐ determined not eligible for the \_\_\_\_\_  
National Register  
☐ removed from the National Register \_\_\_\_\_

other (explain): \_\_\_\_\_

Sarah W. Pope  
(for) Signature of Keeper

12/01/00  
Date of Action

=====

**5. Classification**

=====

Ownership of Property (Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

Category of Property (Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>80</u>	<u>49</u> buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>80</u>	<u>49</u> Total

Number of contributing resources previously listed in the National Register 43

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

=====

**6. Function or Use**

=====

Historic Functions (Enter categories from instructions)

Cat: domestic

Sub: single dwellings

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Current Functions (Enter categories from instructions)**

Cat: domestic Sub: single dwellings  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

=====

**7. Description**

=====

**Architectural Classification (Enter categories from instructions)**

Modern Movement  
Vernacular types  
Late 19th & 20th Century Revivals

**Materials (Enter categories from instructions)**

foundation concrete  
roof asphalt tile, laid composition, clay tile  
walls brick, block, fired adobe, mud adobe  
frame with brick veneer  
other \_\_\_\_\_

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

**8. Statement of Significance**

=====

**Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

- ☐ A. owned by a religious institution or used for religious purposes.
- ☐ B. removed from its original location.
- ☐ C. a birthplace or a grave.
- ☐ D. a cemetery.
- ☐ E. a reconstructed building, object, or structure.
- ☐ F. a commemorative property.
- ☐ G. less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

Community Planning and Development  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance** 1930-1951  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person** (Complete only if Criterion B is marked above)  
\_\_\_\_\_

**Cultural Affiliation** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder** William Wilde (see Section 8)  
\_\_\_\_\_

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

=====

**9. Major Bibliographical References**

=====

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.  
☒ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data:**

- ☒ State Historic Preservation Office  
☐ Other State agency  
☒ Federal agency  
☐ Local government  
☐ University  
☒ Other

Name of repository: El Montevideo Neighborhood Archives

=====

**10. Geographical Data**

=====

**Acreage of Property** 39.09 acres

**UTM References** (Place additional UTM references on a continuation sheet) 12

	Zone Easting Northing	Zone Easting Northing
1	<u>508230E 3565780N</u>	<u>3 508520E 3565120N</u>
2	<u>508520E 3565780N</u>	<u>4 508330E 3565120N</u>

\_\_\_\_ See continuation sheet.

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

=====

**11. Form Prepared By**

=====

name/title Janet H. Strittmatter / owner

organization Janet H. Strittmatter Inc. date August 15, 2000

street & number 3834 E. Calle Cortez telephone 520-320-9043

city or town Tucson state AZ zip code 85716

=====

**Additional Documentation**

=====

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional Items** (Check with the SHPO or FPO for any additional items)

=====

**Property Owner**

=====

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 5 Page 1

---

### HISTORIC RESOURCES COUNT (August 2000)\*:

	buildings	outbuildings
Contributors	68	12
Non-Contributors	<u>35</u>	<u>14</u>
<b>Total</b>	<b>103</b>	<b>26</b>

### Breakdown:

	buildings	outbuildings
Number of contributors 1994	32	11
<b>Number of contributors this amendment (see "Year 2000 Contributing Additions" list)*</b>	<b>36</b>	<b>1</b>
Total contributors (see "Amended Year 2000 Inventory List [Contributors] list)	68	12
Total non-contributors (see "Amended Year 2000 Inventory List [Non-Contributors] list)	35	14

\*only those contributing properties built between 1946 and 1951 were evaluated  
for this amendment and boundary increase

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

## DESCRIPTION

This amendment and boundary increase is the "Year 2000" enlargement of the El Montevideo Residential Historic District, Tucson, Arizona. The National Register nomination of 1994, prepared by Johns & Strittmatter Inc., historic architects, for the El Montevideo Neighborhood Association, provides for this enlargement. To prepare this amendment, select portions of the prior nomination text have been summarized, updated and expanded upon as needed.

The period of significance as stipulated in the nomination was 1930, the year the neighborhood was founded, to 1945, the year resources became fifty years or older. The original historic district included eighty-four total resources, with thirty-two contributing residences, eleven contributing outbuildings, twenty-nine non-contributing residences and twelve non-contributing outbuildings. Most of the contributors from 1930 to the beginning of World War II were Southwestern Revivals, with Spanish Colonial Revival most heavily represented, followed by Pueblo Revival and Sonoran Revival. The nomination also made reference to the post-World War II era buildings constructed from 1946 to 1950 by making provision to add these properties when they met the age criterion by 2000. (Owing to its date of submission, this amendment will include properties built in 1951). After the War a great shift in style occurred and most of the residences were either Modern, Ranch or simply vernacular. Thirty-six (36) residences, which meet the age and other criteria, are now being added as contributors thereby increasing the district boundaries as shown on the map, Amended District Boundaries 2000. There are now one-hundred-three (103) properties in the historic district including sixty-eight (68) contributing residences and thirty-five (35) non-contributing residences. One contributing outbuilding and two non-contributing outbuildings have been added at this time. (See inventory lists and map, Additional Documentation).

Over the past five years, the small, vulnerable, central city neighborhood has experienced several changes. First, a noticeable increase in traffic both within the neighborhood boundaries and along the bordering arterial streets has prompted the adoption of traffic mitigation measures (speed bumps and landscaped circles at select intersections) along Camino del Norte, the north-south through street. Second, the property of early resident, Brooks Quinsler,



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 7 Page 2

was re-subdivided for the construction of five stuccoed-frame, Eclectic houses (#s26a-e), clustered about the Quinsler-family dwelling, 3860 (formerly 3840) E. Calle Guaymas (#26) (see map, Block 7 El Montevideo Estates). Third, brown "historic district" street signs have been installed by the City of Tucson. Recently residents of El Montevideo and those neighborhoods which surround the El Con Shopping Center, threatened by the proposed introduction of national-chain superstores, have been in a controversial relationship with the center's owners. Aware of increasing central city pressures, El Montevideo residents remain committed to historic preservation in their hope to maintain their quality of life.

### Project Methodology

The El Montevideo Residential Historic District nomination of 1994 was the result of a collaborative effort between neighborhood association volunteers and students from the College of Architecture, University of Arizona, who surveyed the entire neighborhood and prepared State inventory forms for each property. This amendment has been prepared on a volunteer basis by Janet H. Strittmatter Inc. Properties have been visually inspected to update prior inventory forms. The use of an aerial photograph, flown in 1953, plus careful scrutiny of archival building record cards (provided by the Pima County Assessor's Office) has confirmed the dates of the properties. A few properties, dating from 1946-1951 and overlooked on the prior year 2000 list, are now being added as contributors because they do meet the age and other criteria. A few properties, dating from 1946-1951 and contributors on the prior year 2000 list, are now non-contributors due to integrity compromises.

To identify dwellings, the author employs generally accepted stylistic designations and includes terminology developed recently to describe vernacular, or commonplace, resources. Aware that a controlled vocabulary to identify many types of dwellings was lacking in both academic and professional circles, the author attempted to provide this vocabulary in a 1998 historic context study, "Arizona's Vernacular Dwellings," prepared for the State Historic Preservation Office. The study was, in effect, a glossary of numerous, commonplace, dwelling types. This amendment also includes style terms found in Virginia & Lee McAlester's A Field Guide to American Houses. Spanish Colonial Revival is used instead of Spanish Eclectic, their term. Whereas the

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section Number 7 Page 3

McAlesters group Contemporary and Ranch under a common style "Modern," Modern and Ranch are used independently in this amendment.

**The Housing Stock**

The properties being added by this amendment are single-story residences. They are located in the middle of their lots facing Calle Guaymas, Calle Fernando, Calle Ensenada, Calle DeSoto, Calle Cortez, Calle Barcelona, Calle Altar, Ridge Drive and El Camino del Norte. All resources have concrete foundations and most have either fired brick or concrete block walls, although there is some use of adobe. The majority of dwellings have unsheathed masonry walls in the form of natural, mortar-washed and painted brick. Several masonry-walled residences are stucco-clad and are so indicated on the archival building record cards. Wood frame is rare, being used for small additions or large window walls in houses of the Modern style. There is, however, one brick-veneered frame residence. The use of steel sash fixed and casement windows is nearly universal. Roofing is largely composition tile or rolled roofing, although Spanish tile is also employed. The integrity of nearly all contributors is very good. Since 1995 two properties with exposed masonry walls have been sheathed with stucco, an historically-appropriate material. There is one house in which the former carport has been enclosed with sensitivity to serve as living space. There is also one case of recessed porch infill. These alterations do not significantly affect the historic integrity of the properties. Alterations since 1994 which have compromised the integrity of dwellings include tall garden walls and carports which obscure most of the primary façade from view, complete remodels (in form and style) or wing additions that significantly mask the original dwelling form.

**Architectural Styles and Vernacular Types**

Unlike earlier, predominately Spanish Colonial Revival, Pueblo Revival and Sonoran Revival style homes (several of which were architect-designed) post-World War II properties in the El Montevideo Neighborhood tend to be Modern style, Ranch style and vernacular (commonplace) dwelling types; largely the work of contractor builders. There are, however, two Modern dwellings designed by a prominent architect. There are also a few Spanish Colonial Revival- and

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number 7 Page 4

Sonoran Revival-influenced carryovers from the earlier era plus one Minimal Traditional property.

Properties Influenced by Earlier Styles: Sonoran Revival, Spanish Colonial Revival and Minimal Traditional

Sonoran Revival: As excerpted from the prior nomination, this style is the Tucson revival version of Spanish Colonial or Mexican Colonial architecture of the Arizona frontier. Common, contractor-built residences tend to be one-story with simple, rectangular plans oriented so the wide side is parallel to the street. They have moderately high, flat, parapet-walled facades. Four Sonoran Revival residences were added as contributors to the 1994 nomination. At present three more will be added. These include 3832 E. Calle Ensenada (#62), 3813 E. Calle DeSoto (#69) and 3806 E. Calle Cortez (#94). (In the prior nomination, #69 was labeled Modern and #48, Pueblo Revival). The residence at 3806 E. Calle Cortez has plastered adobe walls and is perhaps the most typical Sonoran Revival example of the three. The stuccoed-block residence at 3832 E. Calle Ensenada has red brick window surrounds and a brick parapet cap. The residence at 3813 E. Calle DeSoto is constructed of brick-veneered concrete block. Classified as Modern in the earlier Nomination, this dwelling has a flat roof with parapets, rather than an overhanging flat roof (see following), and is therefore more appropriately grouped with Sonoran Revival examples.

Spanish Colonial Revival: The most popular of the Southwest Revival styles in the neighborhood during the earlier period, this style is unified by the use of plain stuccoed wall surfaces, form as mass and Spanish- or Mission-tile roofs, all derived from the Mediterranean region. Characteristically there is a low-pitched, tiled, gabled or hipped roof, however the use of flat roofs with parapets is common. At present only two contractor-built properties, very minimally influenced by the Spanish Colonial Revival style, are being added to the list of contributors. These include 3820 E. Calle Fernando (#39) and 3844 E. Calle Barcelona (#119). These residences have light-colored, painted masonry wall surfaces, which are not stuccoed, and Spanish-tile-clad, gabled roofs. Without the tile roofs, however, they might fit into other categories. The Barcelona property has a shed-roofed wing and, minus the Spanish tile roofing, could be classified as Modern. The residence at 3820 E. Calle Fernando is a gable-front

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number 7 Page 5

residence, unusual in this neighborhood. It features Spanish tile roofing and a ventilated gable created by holes in the brick pattern, a typical trait for the style.

Minimal Traditional: There is one Minimal Traditional residence in the El Montevideo Residential Historic District at 313 El Camino del Norte (#56), described as Ranch style in the prior Nomination. This post-Depression era style reflects the form of earlier traditional homes without the decorative detailing. Common characteristics include at least one front-facing gable, a large chimney and low to intermediate roof pitches. The house at 313 E. Camino del Norte features these traits. Recently, its former painted brick walls have been sheathed with stucco, an acceptable material.

## Modern (ca. 1940-1980)

As excerpted from the nomination of 1994, the Modern (or Contemporary according to the McAlesters) residential style is characterized by two distinctive subtypes based on roof shapes, flat or gabled, although shed roofed examples can be found. In El Montevideo, there are also examples with very low slope, nearly flat, hipped roof forms that are also Modern. Modern houses with flat roofs often use natural materials, such as wood, brick and stone. The gabled roof subtype often features overhanging eaves frequently with exposed roof beams. Posts or piers may support the gable. Various combinations of wood, brick and stone wall cladding are used.

There was one Modern style residence on the 1994 Nomination and there are fifteen such residences being added to the historic district at this time. El Montevideo's contractor-built Modern style residences are very easy to identify principally by their flat overhanging roofs with white-coating protected, rolled composition roofing visible from the street. Most walls are natural, mortar-washed or painted brick. Flat-roofed, Modern residences in which the masonry texture of the walls is discernible include 3813 E. Calle Guaymas (#15), 3801 E. Calle Guaymas (#16), 3812 E. Calle Ensenada (#60), 3801 E. Calle DeSoto (#70), 201 N. Camino del Norte (#86), 207 N. Camino del Norte (#87), and 3825 E. Calle Altar (#124). Stucco-clad masonry examples include 3837 E. Calle Guaymas (#11) and 3838 E. Calle Barcelona (#118). Two Modern residences with very slightly pitched hipped roofs, which appear nearly flat, are 3831 E. Calle

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section Number 7 Page 6

Fernando (#29) and 3816 E. Calle Ensenada (#61). Both masonry-walled residences feature steel sash casement corner windows, a Modern characteristic. Slightly different in character, according to its owner, the Modern residence at 3804 E. Calle DeSoto (#74) was built by a contractor named Dick Kesterson. The residence features front and rear-pitched shed roofs. It combines mortar washed brick veneer over frame plus horizontal wood siding. A gable roofed Modern residence is located at 340 N. Ridge Drive (#52). Built in 1951, this stucco-clad, concrete block residence is located perpendicular to the street.

Currently being added to this amendment are two excellent examples of Modern style residences designed by prominent, modernist Tucson architect, William Wilde. Both properties were built in 1951 and are located at 3826 E. Calle Fernando (#40) and 3837 E. Calle Fernando (#28). [A third William Wilde design, at 3838 E. Calle Fernando (#41), was built in the mid-1950s]. The 3826 E. Calle Fernando property belongs to the front-gabled subtype with large wood rafters supported by masonry bearing walls and a massive ridge beam which bears on wood columns. The property at 3837 E. Calle Fernando, which has the year 1951 engraved on its chimney, appears flat-roofed from the street but actually features a butterfly-shed roof. Natural materials, including red brick and exposed wood rafters are incorporated. A generous overhang shades large expanses of glass. A frame trellis incorporates a carport with an entry porch.

Ranch (ca. 1935 to 1975)

As excerpted from the 1994 Nomination, according to the McAlesters, the Ranch style is expressed by asymmetrical one-story forms with low-pitched hipped or gabled roofs. Façade width is generally maximized on the lot to incorporate built-in carports or garages. From the street, Ranch style houses sometimes appear L-shaped in plan with cross-gabled or cross-hipped roofs. Side-gabled examples are also common. Eave overhangs usually are generous, often with rafters exposed. Wood and brick wall surfaces with ribbon and picture windows, sometimes shuttered, are common, and touches of traditional Spanish detailing may be included. In the El Montevideo Neighborhood earlier, elaborate examples of the "rambling" Ranch style such as the residence at 3762 E. Calle

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 7 Page 7

DeSoto (#72), are clear examples of this style as described by the McAlesters. However, twenty-five properties in total were identified as Ranch style, some of which might be more accurately described as Modern or vernacular, as shall be explained. For the purposes of this amendment, more compact El Montevideo properties built between 1946 and 1951 without integral carports, formerly identified as Ranch style, are being classified as Modern (included among those listed above) or vernacular, while seven wide façade properties, most of which have integral carports, are being classified as Ranch style.

The residence at 3801 E. Calle Fernando (#32) is perhaps the most typical example. Its roof appears cross-gabled from the street owing to its T-shaped plan. The house features natural red brick walls and brown-colored, painted shingle siding on the projecting gable. The integral, two-car carport has been filled in since 1994 without masking the configuration of the original opening. (Since the historic wall materials and the majority of the historic features of the primary façade remain intact and visible, this property is a contributor). The residence at 358 N. Camino del Norte (#50) is an unusual example in that it is entered from the gable-front end rather than its elongated side along E. Calle Ensenada. The elongated side features the characteristic, large, picture window and two-car carport. With mortar-washed brick walls and shutters, this residence also includes Spanish-detailing in its red tiled roof. Also unusual is the Modern-influenced, side-gabled residence at 3802 E. Calle Ensenada (#59). The façade is not flat but features three insets, framed with picture windows and an entry, between masonry walls, one of which is the fireplace chimney. The carport is incorporated at the west end. The wide, block masonry property at 3838 E. Calle DeSoto (#77) has a façade with insets, similar to #59 without the chimney. Examples built in 1951 include 3814 E. Calle Guaymas (#25) and 3813 E. Calle Fernando (#31). The 3814 E. Calle Guaymas property has had its attached carport removed.

### Vernacular Types (no time frame)

Vernacular houses are commonplace, non-architect designed dwelling types most easily identified by their form and not by "style," the traditional cornerstone of architectural classification. Style refers to a particular design tradition described in terms of historic origins, basic design principles and years of peak

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number 7 Page 8

popularity. Related to modest residences, style usually means the application of superficial ornamental detailing to an otherwise common dwelling type. It is important to distinguish between style and type because properties of the same type may be widely divergent in ornamental detailing while properties of the same style may be widely divergent in type. Commonplace dwelling types vary greatly in form and cannot be classified by the term "vernacular" alone, as if vernacular were yet another historic style. These dwelling types must be further identified by terminology that identifies their morphology.

Form is the product of a structure's plan (the mark its perimeter makes on the ground, or footprint, plus interior room configuration) in combination with its wall height and roof shape. Form, the basic building envelope, is independent of structural materials. In the historic district there are ten (10) vernacular residences with footprints which are either simple rectangles (with two or more rooms massed in width and depth) or rectilinear compounds resembling the letters L, F or U. Walls are one-story in height and roof forms are gabled in one of two fashions; either side-gabled (with the ridge parallel to the street) over simple, massed plans, or cross-gabled over compound plans. Vernacular types found in the historic district include the (1) side-gabled massed-plan, (2) gable-front and wing and (3) gabled compound-plan.

In El Montevideo, there are three "side-gabled massed-plan" properties including 3825 E. Calle Guaymas (#13), 3856 E. Calle Ensenada (#65) and 3856 E. Calle Cortez (#100). Typical of the type, the rectangular footprint of these modest dwellings is oriented so that one wide side is frontal. The gable ridge is parallel to the street. The residence at 3825 E. Calle Guaymas has a moderately-pitched gabled roof which extends to the front and rear to form covered porches and a fireplace chimney on the west wall. The residence at 3856 E. Calle Ensenada has a low-sloped gable bearing upon walls that are lower than standard height. A shed-roofed carport has been added to the west wall. The side-gabled massed-plan residence of brick construction at 3856 E. Calle Cortez has a corner recessed porch.

The property at 3807 E. Calle Altar (#127) is a variant of a vernacular type known as the "gable-front and wing." The typical footprint of this type is L-shaped and oriented so that the projecting wing is frontal and the flanking wing parallel to the

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section Number 7 Page 9

street. The wings may be either linear (one-room wide or deep) or massed (two-rooms wide or deep). The Calle Altar residence is a variant because the projecting wing is a protrusion, that is, less than one room in size, rather than a true wing which is at least one room in size.

Four gabled compound-plan residences are being added to the historic district in this amendment. Two of these are "gabled U-plan" residences at 3804 E. Calle Fernando (#38) and 3819 E. Calle Cortez (#83). Both single-story residences have rectilinear compound plans and cross gabled roofs. The footprint of the Calle Fernando property appears to consist of linear wings (generally wide enough to incorporate a hall), two of which, perpendicular to the street, project to the rear of the dwelling on either side of an open terrace. The footprint of the Calle Cortez property also forms a U around an open terrace. In this case, the "legs" of the U are oriented parallel to the street. The front wing is massed and the rear is linear in plan. Appearing to be a gable-front & wing, the cross-gabled property at 3831 E. Calle Guaymas (#12) has an F-plan with the two short wings flanking a terrace and projecting parallel to the street toward the east. The brick property at 3850 E. Calle De Soto (#78) has a somewhat L-shaped plan. However, unlike a gable-front & wing, its projecting wing is side-gabled. The Spanish-tile roofed, brick compound-plan residence at 3819 E. Calle Altar (#125) appears to be a side-gabled massed-plan residence from the street. It once had a central recessed porch which has been filled in recently with frame and glazing. The majority of the features of the primary façade are intact therefore this property is a contributor.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number 8 Page 1

---

## SIGNIFICANCE

In 1994 the El Montevideo Neighborhood Historic Residential District (1930-1945) was nominated to the National Register of Historic Places under criteria A and C. Under Criterion A, El Montevideo was nominated for its role in early subdivision development in Tucson and under Criterion C, for its role in early architectural development in Tucson. This amendment covers the post-World War II era, 1946-1951, an era of prosperity when the El Montevideo neighborhood, like many in Arizona and the United States as a whole, experienced a post-war building boom. As mentioned, the prior nomination was written to cover this post-World War II era. For this section, select portions of the prior text have been summarized, updated and expanded upon as needed.

From 1946-1951, El Montevideo, one of several subdivisions built around the prestigious El Conquistador Hotel and nearby Randolph Park, continued to be influenced by these amenities. The hotel and park were attractants which encouraged rapid growth in three adjacent subdivisions, El Encanto, Colonia Solana and El Montevideo. El Montevideo was still in Pima County, (according to an early resident); very informal and "rural" in character, with vacant lots for sale between those upon which houses had been built. During this time frame the built environment also included properties located on the south side of E. Calle Altar and in the unsubdivided acreage to the west (see 1953 aerial map, Additional Documentation), later demolished for condominiums or parking lots. A mix of middle-class, professional residents, many of whom were affiliated with the nearby University of Arizona, chose to purchase land and build in El Montevideo. The housing stock more than doubled during this brief six-year period. Residents of the rapidly growing neighborhood continued to enjoy their commercial strip on Broadway Boulevard between El Camino del Norte and Alvernon Way. According to the 1950 City Directory, this strip had two anchor stores, the San Clemente Market and Walsh Drug Store, plus a barber, a beauty salon, a hardware store, a landscaping establishment, a dry cleaners and a Texaco service station.

El Montevideo has always been influenced by its neighbor to the west, the current El Con Shopping Center. The site of the elegant, Mission Revival style El Conquistador Hotel, built in 1928, was purchased in the late 1950s by

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 8 Page 2

---

Developers who intended to build Tucson's first shopping center. The developers' promise to "integrate" the hotel was not kept. The irreplaceable hotel was demolished in 1968 to make room for the expansion of the El Con Shopping Center. Although this nearly 100-acre center overwhelmed the neighborhood contextual scale, adjacent neighbors eventually adjusted to it. Prosperous for nearly three decades, by the 1990s the El Con Shopping Center began to deteriorate. At present, hoping for the economic gain that the introduction of national-chain superstores (known as "big boxes") will bring, the center's owners have sparked a major controversy in the City of Tucson.

### **Architectural Development from 1946-1951 in the El Montevideo Neighborhood**

#### Post World War II Era Styles

Most properties built in El Montevideo from 1930 until the outbreak of World War II were Southwestern Revivals, part of the Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revival movement in the United States. El Montevideo's Spanish Colonial Revival, Pueblo Revival and Sonoran Revival houses were very much in vogue during the first decades of this century. These styles reflected a trend towards regional consciousness and a desire to promote the Southwest as an exotic region with strong Hispanic and Native American cultural roots. In El Montevideo and elsewhere in the nation, most domestic building ceased during the war years from 1941-1945. When construction resumed in 1946, there was a strong tendency to abandon styles based upon historic precedent, such as the Southwestern Revivals, and to favor variations of the modern styles, namely the Ranch style and the contemporary Modern style.

Modern: Popular from approximately 1940-1980, the Modern style, lacking ornamental detailing, was influenced strongly by the earlier International style which proliferated in Europe after 1925. International style buildings, with their stark, white stucco wall surfaces, were rejections of the historic past and attempts to exploit modern materials and technology. Flat roofed varieties of the Modern style, sometimes called American International, resembled the International style in a less stark fashion. Though most Modern properties in the El Montevideo Neighborhood were not architect designed, two contributing

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number 8      Page 3

---

properties, 3837 E. Calle Fernando (#28) and 3826 E. Calle Fernando (#40), were designed by modernist architect, William Wilde. A Ukrainian who fled the Bolshevik Revolution, Wilde came to the United States in 1923 where he studied architecture at the Rhode Island School of Design. Wilde moved to Tucson in 1946. Credited with helping to bring Modernism to Tucson, Wilde criticized the use of Southwestern themes in architecture and strove instead to create new forms. In the mid 1960s Wilde went into partnership with architects, Richard Anderson and Jack DeBartolo. This large firm, now known as Anderson DeBartolo Pan Inc. has an international clientele.

Ranch: With several variations, this style, which originated in California, was popular from approximately 1935 to 1975. The Ranch became the dominant style throughout the country during the 1950s and 1960s. The Ranch style was loosely based upon early Spanish Colonial precedents and modified by the Bungalow and Prairie style influences. Noteworthy for commonly incorporating a garage or carport, the Ranch style epitomized automobile-based, suburban living.

## Vernacular Types

Vernacular architecture is commonplace, non-architect-designed architecture which represents the collective ideals of groups that settle a region. In Arizona, the major cultural groups, both indigenous and imported, responsible for the content of the historic built environment include the Native American, the Hispanic and the Anglo. The vernacular as found in El Montevideo is a reflection of Anglo (American mainstream) mass or popular culture. Popular culture is based upon ideals imported from beyond the local setting which are transmitted through the media (such as published plans). Popular culture embodies the collective ideals of a group, like the "middle class," and is widespread in its occurrence and varies greatly through time.

Being commonplace, an example of vernacular architecture belongs to a type, a group of structures having distinguishing characteristics in common. As mentioned in Section 7, vernacular architecture is best described by its form or morphology, and the several types identified in El Montevideo, such as the

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 8 Page 4

---

"side-gabled massed-plan" and the "gable-front and wing" are commonplace historic types found throughout the United States at that time.

It is noteworthy that the so-called styled architecture found during this time frame in the El Montevideo historic district is also commonplace, non-architect designed, hence vernacular architecture. Contractor-built, Modern and Ranch style houses are ordinary dwellings which can be found well beyond the confines of Tucson, Arizona, as is characteristic of popular culture. Such properties can be easily described by their morphology, but it is sometimes difficult, if not impossible, for surveyors to assign stylistic labels to them. In the on-going effort to develop a controlled vocabulary for the identification of historic dwellings, the issue of "style versus type" merits further study.

**United States Department of the Interior**  
**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

Section Number 9      Page 1

---

### **BIBLIOGRAPHICAL ADDITION**

(Amendment to 1994 Bibliography)

#### **Studies:**

Strittmatter, Janet H. "Arizona's Vernacular Dwellings," Context Study for Arizona State Historic Preservation Office, 1998.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 10 Page 1

---

### AMENDED BOUNDARY DESCRIPTION

The boundaries of the El Montevideo Neighborhood Historic Residential District border the following blocks (see accompanying subdivisions map, copied from 1994 nomination): (a) In the El Montevideo Estates subdivision, blocks 2, 3, 4, 5, 6, 7, and the south half of block 8, (b) in Ridgeland Subdivision, block 10, (c) in the Unsubdivided Acreage, parcels 10-17.

### AMENDED BOUNDARY JUSTIFICATION

The boundaries are drawn to include all contributing residences which are fifty years or older. There are 103 total resources within these boundaries of which 62 are contributors and 41, non-contributors.

**EL MONTEVIDEO NEIGHBORHOOD RESIDENTIAL HISTORIC DISTRICT  
AMENDED YEAR 2000 INVENTORY LIST (CONTRIBUTORS)**

No.	Address	Style/Type	Year
11	3837 E. Calle Guaymas	Modern	1948
12	3831 E. Calle Guaymas	Gabled F-plan	1950
13	3825 E. Calle Guaymas	Side-gabled massed-plan	1948
15	3813 E. Calle Guaymas	Modern	1948
16	3801 E. Calle Guaymas	Modern	1948
25	3814 E. Calle Guaymas	Ranch	1951
26	3860 E. Calle Guaymas*	Pueblo Revival	1933
27	3855 E. Calle Fernando	Sonoran Revival	1937
28	3837 E. Calle Fernando	Modern	1950
29	3831 E. Calle Fernando	Modern	1949
31	3813 E. Calle Fernando	Ranch	1951
32	3801 E. Calle Fernando	Ranch	1950
37	363 N. El Camino del Norte	Pueblo Revival	1931
38	3804 E. Calle Fernando	Gabled U-plan	1948
39	3820 E. Calle Fernando	Spanish Col. Rev. influenced	1946
40	3826 E. Calle Fernando	Modern	1951
42	3844 E. Calle Fernando	Spanish Colonial Revival	1930
44	3855 E. Calle Ensenada	Spanish Colonial Revival	1931
45	3845 E. Calle Ensenada	Spanish Colonial Revival	1930
47	3825 E. Calle Ensenada	Ranch	1936
49	3809 E. Calle Ensenada	Ranch	1944
50	358 N. El Camino del Norte	Ranch	1946
52	340 N. Ridge Drive	Modern	1951
54	307 N. Ridge Drive	Pueblo Revival	1934
56	313 N. El Camino del Norte	Minimal Traditional	1950
59	3802 E. Calle Ensenada	Ranch	1950
60	3812 E. Calle Ensenada	Modern	1949
61	3816 E. Calle Ensenada	Modern	1948
62	3832 E. Calle Ensenada	Sonoran Revival	1946
63	3838 E. Calle Ensenada	Ranch	1941
65	3856 E. Calle Ensenada	Side-gabled massed-plan	1948
66	3849 E. Calle DeSoto	Spanish Colonial Revival	1937
67	3837 E. Calle DeSoto	Ranch	1941
68	3823 E. Calle DeSoto	Sonoran Revival	1945
69	3813 E. Calle DeSoto	Sonoran Revival influenced	1947
70	3801 E. Calle DeSoto	Modern	1948
71	3744 E. Calle DeSoto	Sonoran Revival	1938
72	3762 E. Calle DeSoto	Ranch	1941
*	Formerly 3840		

E. Montevideo Neighborhood - Pasadena Historic District  
 Amendment Year 2000 Inventory List (Contributions)

p.2

No.	Address	Style/Type	Year
73	3802 E. Calle DeSoto	Spanish Colonial Revival	1932
74	3804 E. Calle DeSoto	Modern	1949
75	3806 E. Calle DeSoto	Spanish Colonial Revival	1939
77	3838 E. Calle DeSoto	Ranch	1949
78	3850 E. Calle DeSoto	Gabled compound-plan	1951
80	3855 E. Calle Cortez	Spanish Colonial Revival	1931
81	3837 E. Calle Cortez	Pueblo Revival	1931
83	3819 E. Calle Cortez	Gabled U-plan	1948
85	3801 E. Calle Cortez	Pueblo Revival	1930
86	201 N. El Camino del Norte	Modern	1947
87	207 N. El Camino del Norte	Modern	1947
94	3806 E. Calle Cortez	Sonoran Revival	1948
95	3828 E. Calle Cortez	Spanish Colonial Revival	1930
98	3844 E. Calle Cortez	Pueblo Revival	1936
100	3856 E. Calle Cortez	Side-gabled massed-plan	1951
101	3815 E. Calle Barcelona	Spanish Colonial Revival	1940
102	3811 E. Calle Barcelona	Spanish Colonial Revival	1938
103	3805 E. Calle Barcelona	Pueblo Revival	1930s
104	3801 E. Calle Barcelona	Sonoran Revival	1930s
113	3808 E. Calle Barcelona	Spanish Colonial Revival	1942
114	3814 E. Calle Barcelona	Modern	1944
116	3826 E. Calle Barcelona	Spanish Colonial Revival	1946
117	3832 E. Calle Barcelona	Ranch	1942
118	3838 E. Calle Barcelona	Modern	1946
119	3844 E. Calle Barcelona	Spanish Col. Rev. influenced	1946
120	3850 E. Calle Barcelona	Spanish Colonial Revival	1946
124	3825 E. Calle Altar	Modern	1946
125	3819 E. Calle Altar	Gabled compound-plan	1946
126	3813 E. Calle Altar	Spanish Colonial Revival	1946
127	3807 E. Calle Altar	Gable-front & wing	1946

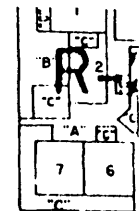
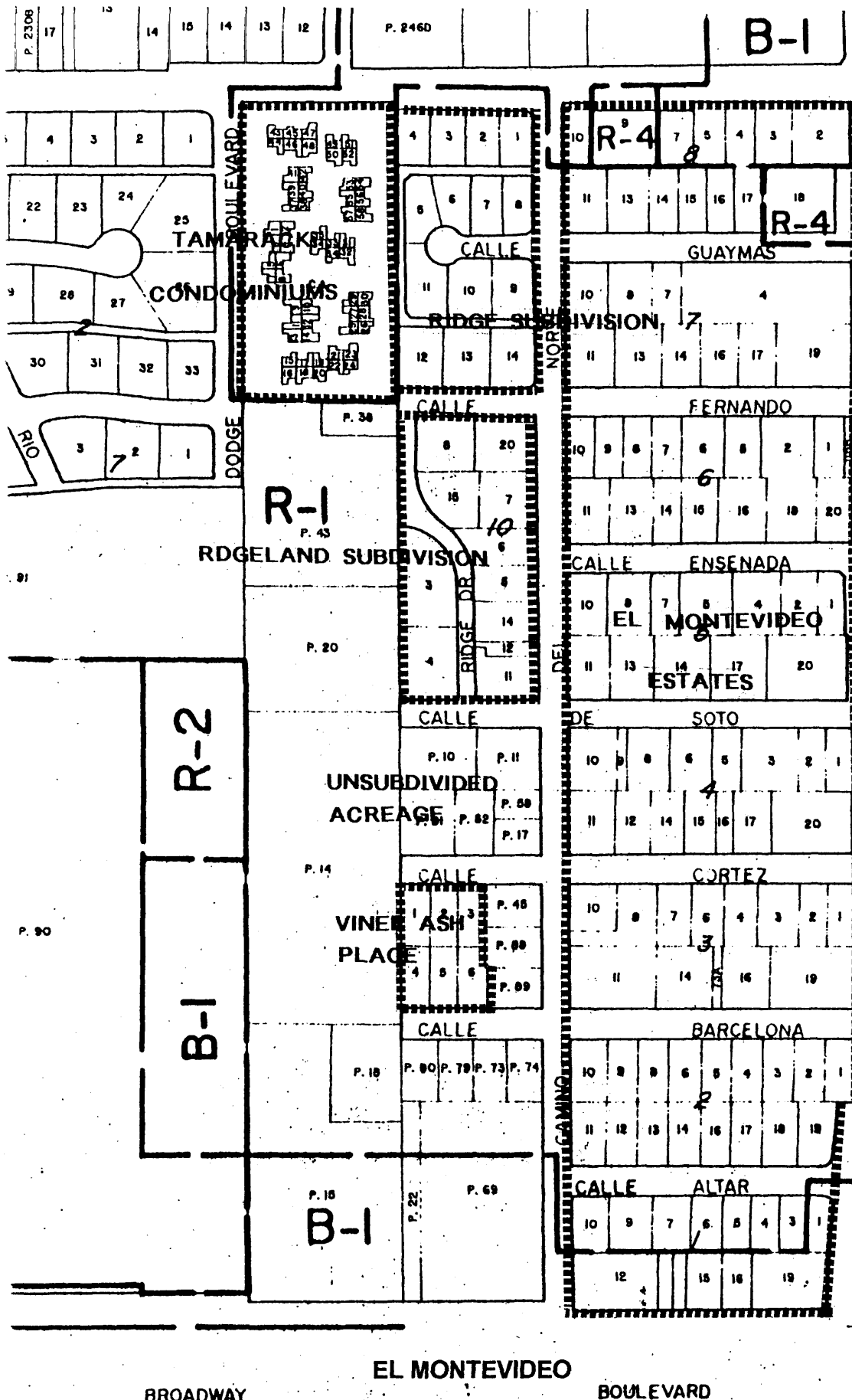


**EL MONTEVIDEO NEIGHBORHOOD RESIDENTIAL HISTORIC DISTRICT  
AMENDED YEAR 2000 INVENTORY LIST (NON-CONTRIBUTORS)**

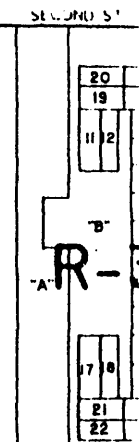
No.	Address	Style/Type	Year
10	505 N. Alvernon Way	Modern Commercial	1964
14	3819 E. Calle Guaymas	Modern	1952
24	3806 E. Calle Guaymas	Ranch	1951
26a	3820 E. Calle Guaymas	Eclectic	1997
26b	3840 E. Calle Guaymas	Eclectic	1997
26c	3850 E. Calle Guaymas	Eclectic	1997
26d	3880 E. Calle Guaymas	Eclectic	1997
26e	3890 E. Calle Guaymas	Eclectic	1997
30	3823 E. Calle Guaymas	Eclectic	1950
36	350 N. Ridge Drive	Ranch	1957
41	3838 E. Calle Fernando	Modern	1955
43	3856 E. Calle Fernando	Ranch	1977
46	3839 E. Calle Ensenada	Ranch	1961
48	3817 E. Calle Ensenada	Ranch	1959
51	337 N. El Camino del Norte	Eclectic	1950
53	325 N. Ridge Drive	Modern	1957
55	3761 E. Calle DeSoto	Ranch	1961
57	321 N. El Camino del Norte	Modern	1948
58	331 N. El Camino del Norte	Ranch	1950
64	3850 E. Calle Ensenada	Ranch	1954
76	3834 E. Calle DeSoto	Ranch	1968
79	3856 E. Calle DeSoto	Ranch	1953-
82	3823 E. Calle Cortez	Ranch	1952
84	3811 E. Calle Cortez	Sonoran Revival	1953
88	3755 E. Calle Cortez	International	1975
89	3737 E. Calle Cortez	Eclectic	1949
96	3834 E. Calle Cortez	Ranch	1963
97	3838 E. Calle Cortez	International	1968
99	3850 E. Calle Cortez	Ranch	1952
112	3802 E. Calle Barcelona	Modern	1946
115	3820 E. Calle Barcelona	Modern	1946
121	3849 E. Calle Altar	Modern	1955
122	3837 E. Calle Altar	Spanish Colonial Revival	1946
123	3831 E. Calle Altar	Ranch	1946
128	3801 E. Calle Altar	Eclectic	1948

**EL MONTEVIDEO NEIGHBORHOOD RESIDENTIAL HISTORIC DISTRICT  
YEAR 2000 CONTRIBUTING ADDITIONS**

No.	Address	Style/Type	Year
11	3837 E. Calle Guaymas	Modern	1948
12	3831 E. Calle Guaymas	Gabled F-plan	1950
13	3825 E. Calle Guaymas	Side-gabled massed-plan	1948
15	3813 E. Calle Guaymas	Modern	1948
16	3801 E. Calle Guaymas	Modern	1948
25	3814 E. Calle Guaymas	Ranch	1951
28	3837 E. Calle Fernando	Modern	1950
29	3831 E. Calle Fernando	Modern	1949
31	3813 E. Calle Fernando	Ranch	1951
32	3801 E. Calle Fernando	Ranch	1950
38	3804 E. Calle Fernando	Gabled U-plan	1948
39	3820 E. Calle Fernando	Spanish Col. Rev. influenced	1946
40	3826 E. Calle Fernando	Modern	1951
50	358 N. El Camino del Norte	Ranch	1946
52	340 N. Ridge Drive	Modern	1951
56	313 N. El Camino del Norte	Minimal Traditional	1950
59	3802 E. Calle Ensenada	Ranch	1950
60	3812 E. Calle Ensenada	Modern	1949
61	3816 E. Calle Ensenada	Modern	1948
62	3832 E. Calle Ensenada	Sonoran Revival	1946
65	3856 E. Calle Ensenada	Side-gabled massed-plan	1948
69	3813 E. Calle DeSoto	Sonoran Revival influenced	1947
70	3801 E. Calle DeSoto	Modern	1948
74	3804 E. Calle DeSoto	Modern	1949
77	3838 E. Calle DeSoto	Ranch	1949
78	3850 E. Calle De Soto	Gabled L-plan	1951
83	3819 E. Calle Cortez	Gabled U-plan	1948
86	201 N. El Camino del Norte	Modern	1947
87	207 N. El Camino del Norte	Modern	1947
94	3806 E. Calle Cortez	Sonoran Revival	1948
100	3856 E. Calle Cortez	Side-gabled massed-plan	1951
118	3838 E. Calle Barcelona	Modern	1946
119	3844 E. Calle Barcelona	Spanish Col. Rev. influenced	1946
124	3825 E. Calle Altar	Modern	1946
125	3819 E. Calle Altar	Gabled compound-plan	1946
127	3807 E. Calle Altar	Gable-front & wing	1946



COMMENTS



COMM



SE

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section Number Photos Page 1

---

The following information is the same for all photographs accompanying this amendment

- 2.) Tucson, Arizona
- 3.) Janet H. Strittmatter
- 4.) September 30, 1999
- 5.) Janet H. Strittmatter Inc.

## Information for Individual Photographs

- 1.) Typical flat-roofed Modern style (3813 E. Calle Guaymas, #15), El Montevideo
- 6.) Facing north
- 7.) #1
  
- 1.) Typical Modern style (3831 E. Calle Guaymas, #12), El Montevideo
- 6.) Facing northeast
- 7.) #2
  
- 1.) Modern style by architect, William Wilde, (3826 E. Calle Fernando, #40), El Montevideo
- 6.) Facing southeast
- 7.) #3
  
- 1.) Ranch style (3802 E. Calle Ensenada, #59), El Montevideo
- 6.) Facing southeast
- 7.) #4
  
- 1.) Vernacular gable-front & wing (3807 E. Calle Altar, #127), El Montevideo
- 6.) Facing north
- 7.) #5
  
- 1.) Vernacular gabled U-plan, from rear (3804 E. Calle Fernando, #59), El Montevideo
- 6.) Facing northeast
- 7.) #6

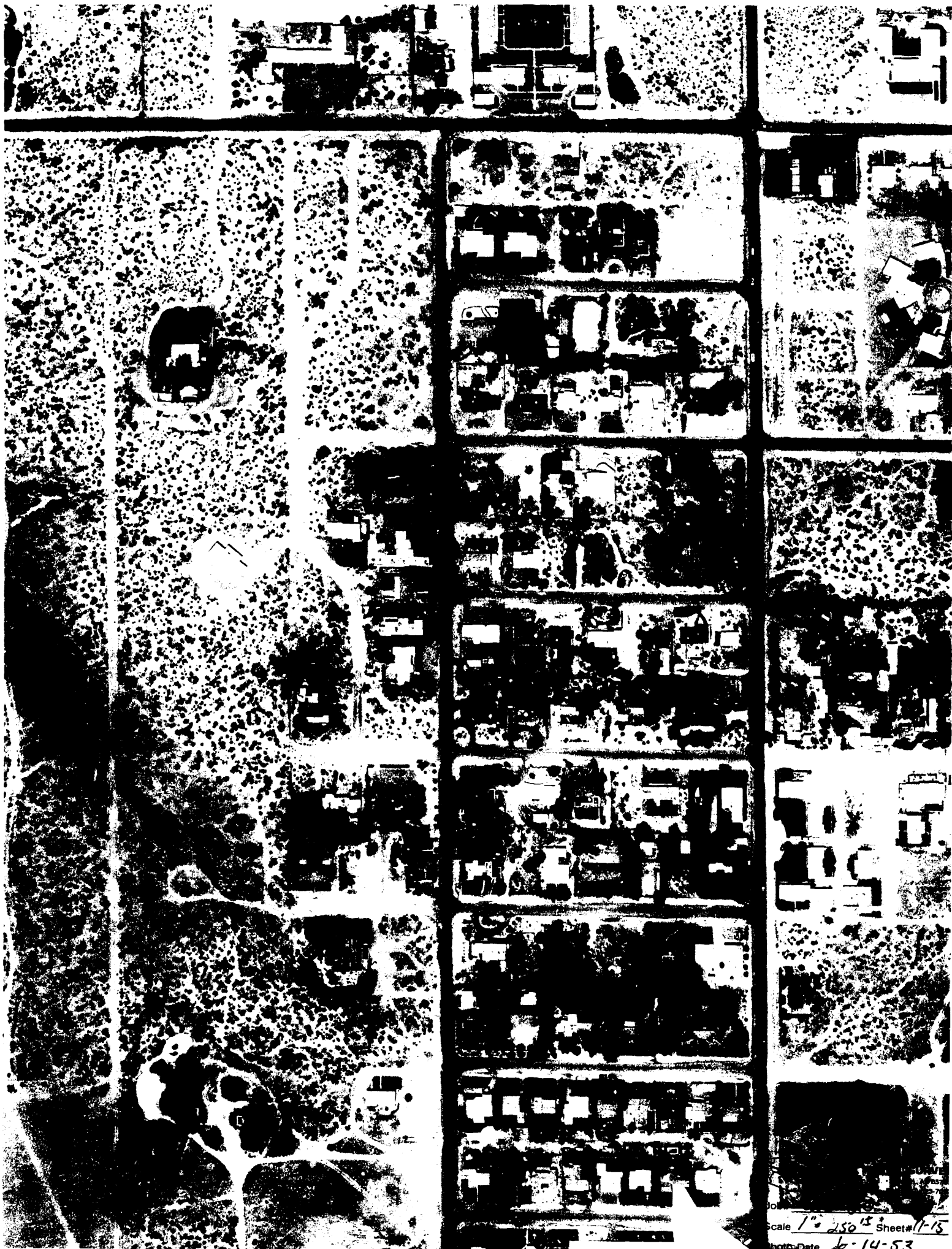
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

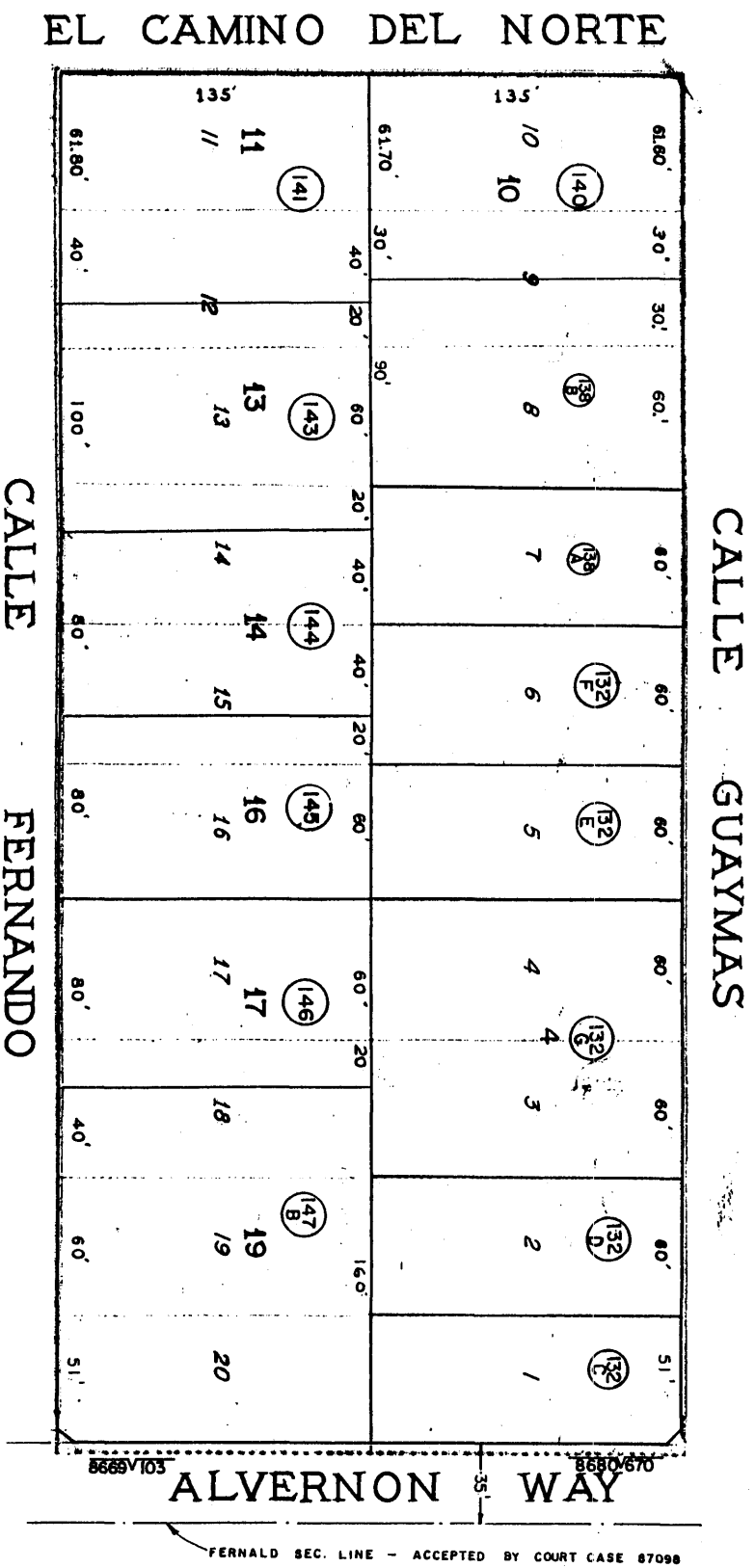
Section Number Photos Page 2

---

- 1.) Pueblo Revival (3801 E. Calle Cortez, #94), El Montevideo
- 6.) Facing north
- 7.) #7



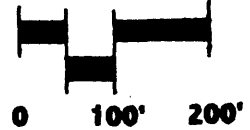
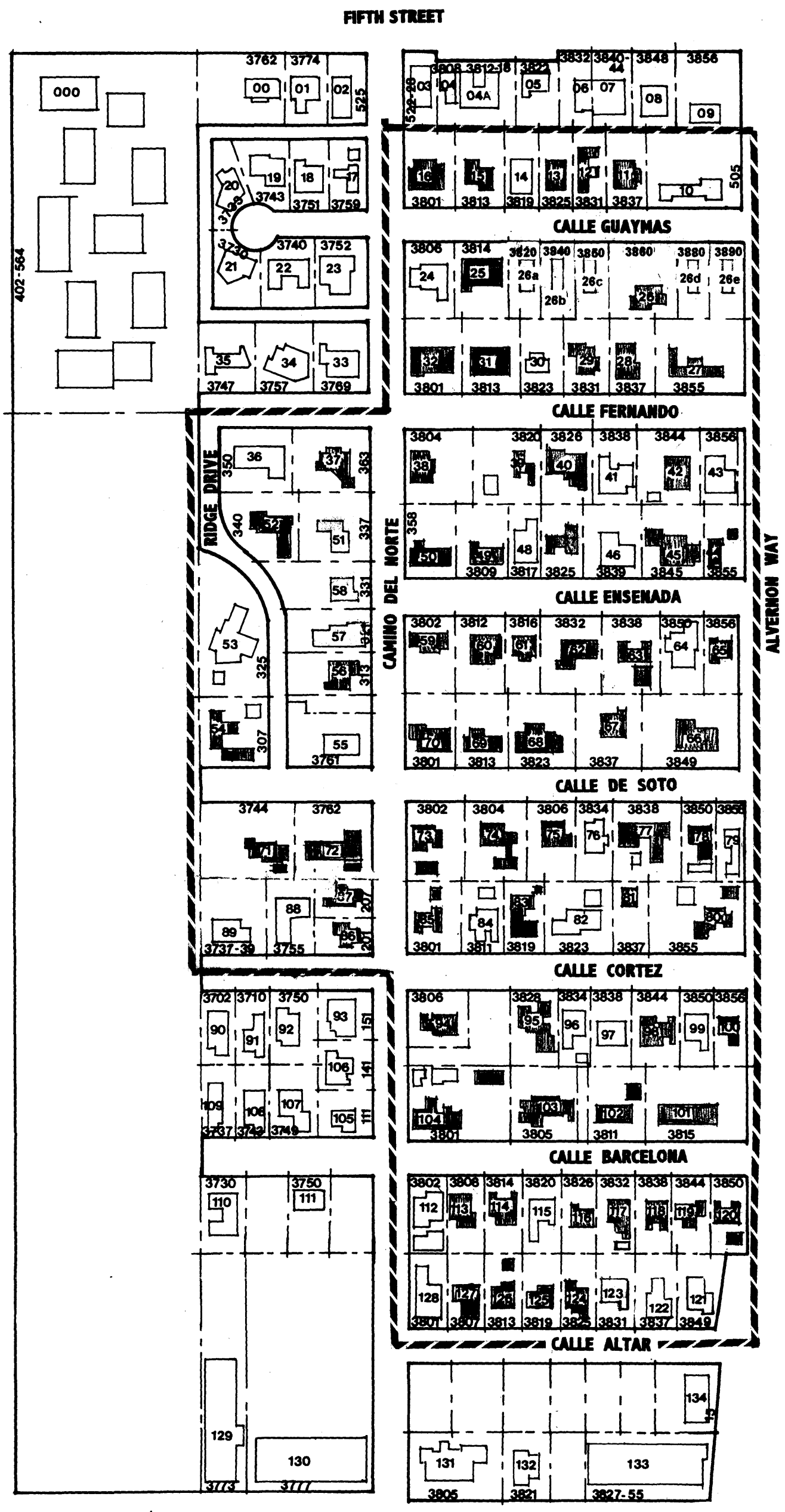
# Block 7 El Montevideo Estates



**RESUBDIVISION OF FORMER QUINSLER PROPERTY**  
Lots 1-7 have been carved out of former large lot 4 to  
accommodate properties #26a-e and #26  
(see map, Amended District Boundaries 2000)



1998-1



BROADWAY BOULEVARD

EL MONTEVIDEO



NORTH

AMENDED  
DISTRICT BOUNDARIES 2000

Contributors  
Non-Contributors